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NO TRANSFER
TAX PAIDWARRANTY DEED
Joint Tenancy

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KNOW ALL MEN BY THESE PRESENTS, that We, BERNARD JOHNSTON and CAROLINE JOHNSTON, husband and wife, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by MARK JOHNSTON and DENISE JOHNSTON, husband and wife, whose mailing address is RFD #4, Box 2365, Waterville, ME 04901

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said MARK JOHNSTON and DENISE JOHNSTON, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning at an iron pin set on the northerly line of the Webb Road at the southwesterly corner of land now or formerly of Melvin L. & Charlene R. Lawrence; thence N 63° 38' 45" W along the northerly line of said Webb Road a distance of One Hundred Sixty-Five and no one-hundredths (165.00) feet to an iron pin set on said roadline; thence N 26° 21' 15" E along remaining land of Bernard Johnston and Caroline Johnston a distance of Three Hundred Eighty-Five and no one-hundredths (385.00) feet to an iron pin set for a corner; thence S 63° 38' 45" E continuing along remaining land of Bernard Johnston and Caroline Johnston a distance of One Hundred Sixty-Five and no one-hundredths (165.00) feet to an iron pin set for a corner; thence S 26° 21' 15" W continuing along remaining land of the said Bernard Johnston and Caroline Johnston and the westerly line of said Lawrence land a total distance of Three Hundred Eighty-Five and no one-hundredths (385.00) feet to the iron pin at the point of beginning.

The above described parcel of land contains 1.46 acres.

Meaning and intending to convey a portion of the same premises conveyed to the within grantors by deed of Bernard Johnston, dated September 11, 1984 and recorded in Kennebec County Registry of Deeds, Book 2725, Page 322.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said MARK JOHNSTON and DENISE JOHNSTON, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

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And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said MARK JOHNSTON and DENISE JOHNSTON, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said BERNARD JOHNSTON and CAROLINE JOHNSTON, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 7th day of June , 1988.

Signed, Sealed and Delivered
in presence of

MHL
(to Seal)

Bernard Johnston
BERNARD JOHNSTON

Caroline Johnston
CAROLINE JOHNSTON

STATE OF MAINE,
County of Kennebec

June 7 , 1988

Then personally appeared the above named BERNARD JOHNSTON and CAROLINE JOHNSTON, and acknowledged the foregoing instrument to be their free act and deed. Before me,

MHL
~~Notary Public/Attorney at Law~~

MARK J. NALE
Maine Attorney At Law

RECEIVED KENNEBEC SS.

1988 JUN -8 AM 9:00

ATTEST: *Theresa Ruth Mann*
REGISTERED CLERK